

## FIRST-TIME HOMEBUYER AFFORDABILITY

Year	Quarter	Starter Home Price	10% Down Payment	Loan Amount	Effective Interest Rate	Effective Int Rate Plus PMI	Monthly Payment	Prime First-Time Median Income	Qualifying Income	First-Time Buyer Index	Composite Index
2019		233,400	23,340	210,060	4.04	4.29	1,038	52,614	49,824	105.6	160.0
2020		255,200	25,520	229,680	3.17	3.42	1,021	54,856	49,008	111.9	169.9
2021		303,500	30,350	273,150	3.01	3.26	1,190	55,775	57,120	97.6	148.2
2021	III	312,000	31,200	280,800	2.92	3.17	1,210	55,560	58,080	95.7	145.3
2021	IV	309,700	30,970	278,730	3.13	3.38	1,233	55,659	59,184	94.0	142.8
2022	I	316,200	31,620	284,580	3.86	4.11	1,377	55,869	66,096	84.5	128.2
2022	II r	350,800	35,080	315,720	5.32	5.57	1,807	56,668	86,736	65.3	98.8
2022	III p	338,700	33,870	304,830	5.65	5.90	1,808	57,363	86,784	66.1	99.9